

## WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY  
AND RETURN TO:

Ballin, Ballin & Fishman, P.C.  
Randall J. Fishman, Attorney at Law  
200 Jefferson Avenue, Suite 1250  
Memphis, Tennessee 38103  
(901) 525-6278

THIS INDENTURE, made and entered into this 1st day of April, 2005, by and between James R. Hawks and wife, Cesarina N. Hawks, party of the first part, and Mary Rose McCormick, an unmarried woman and Beverly Jean McCormick, an unmarried woman, as tenants in common with the right of survivorship, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 3, Section A, Bella Vista Estates, in Section 23, Township 1 South, Range 7 West, as shown of record in Plat Book 31, Page 25, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

This being the same property as conveyed to party of the first part by Quit Claim Deed of record at Book 208, Page 616, in the Chancery Clerk's Office of DeSoto County, Mississippi.

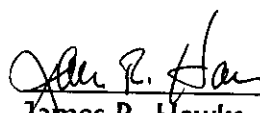

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforesaid real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except the 2005 Olive Branch City Taxes, and the 2005 DeSoto County Taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 31, Page 25, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

  
James R. Hawks  
  
Cesarina N. Hawks

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STATE OF TENNESSEE )  
COUNTY OF SHELBY )

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James R. Hawks and wife, Cesarina N. Hawks, to me known to be the persons described in and who upon oath acknowledged that they executed the foregoing instrument as their free act and deed.

WITNESS my hand and Notarial Seal, at office this 1st day of April, 2005.



*Andrea Petrowski*  
Notary Public

My Commission Expires:

Property Address:  
4480 Mary Jane Avenue  
Olive Branch, MS 38654

Map Parcel Number:  
1076-2304.0-00003.00

Name and Address of Grantor:  
James R. Hawks and wife, Cesarina N. Hawks  
4958 Fleur De Lis  
Olive Branch, MS 38654  
Home: (662) 895-6774  
Work: (662) 895-6774

Name and Address of Grantee and  
Mail Tax Notices To:  
Mary Rose McCormick and Beverly Jean McCormick  
4480 Mary Jane Drive  
Olive Branch, Mississippi 38654-8067  
Home: (662) 890-4514  
Work: (662) 890-4514

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